

**EXHIBIT "D"**

CARRINGTON

ORDER INFORMATION						
Order Date: 04/10/2018	Inspection Date: 04/11/2018	Complete Date: 04/25/2018	Customer: CMS-Servicing	Customer Contact:	Tax date	Order No. 4845312
Paul Name: Borrower: JENNIFER CAVELTI	Address: 369-2 PHILBROOK RD		City: SANBORNTON	State: NH	Zip: 03269	Assessor Parcel No. 18-021
Inspection Types: Exterior	Broker Name: Sherman Russ	Years Of Exp: 14	Broker Company: Granite Group Realts Services	Broker Phone: 6037442004	License Number: 056648	Expiration Date: 02/13/2019
PROPERTY INFORMATION						
Property Vacant: Yes	If Occupied, who is the occupant:	Rented: Yes	Land Value: \$6000.00	Views: None	Market Rent (Monthly): \$100.00	If listed, is it for sale sign visible? Unassigned
Currently Listed: No	List In List 12 Mo: No	Original List Price: \$	Current List Price: \$	DOM: 0	Listing Broker:	Listing Company: Listing Planner
Sold In Last 12 Mo: No	Original List Price: \$	Final List Price: \$	DOM: 0	Sale Price: \$	Sale Date:	Listing Broker: Listing Planner
HOA Fees: \$	Are HOA dues current? unassigned	HOA delinquency amount:	HOA association phone:	HOA Fees: Includes: \$	Great House Rent: \$	Great House SF: 0
To the best of your knowledge, why did the property not sell?			Are all types of financing available for this property? No		Financing available: description: Windows broken, damaged exterior	
Is the subject an OverImprovement, UnderImprovement or appropriate for neighborhood? Appropriate For Neighborhood						
NEIGHBORHOOD INFORMATION						
Population Density: Rural	Crime/Vandal Risk: Low	Neighborhood Trend: Stable	Home values available at a rate of: \$6,000	Environmental Issues: Unknown	Owner Occupied %: 90.00%	Rule of Ownership: Fair
Competing Listings: 17	Value Range: \$79,000-\$599,000	Supply: Stable	Demand: Stable	Predominant Buyer: Owner Occupied	# of Border or Blocked Up houses: 0	Approximate # of comps in neighborhood for sale: 1
Outside of Market Factors, is there a risk of loss in Value? No	Risk of loss in Value: No	Investor or Flip activity in the neighborhood? Yes				
REPAIR DETAILS						
Repairs Total: \$	Repairs Recommended: No	Days to Complete: 1 to 30	Rossle Problem: Yes	Are Emergency repairs needed? No	Emergency repairs description	
Are repairs required for financing? Yes	Degree of Repairs Needed: None		Are there any Hazards? Fire Flood Discouragement Other	Hazard Other Description		
If repairs are completed, are costs likely to be recouped in sales price? Neutral	Is the subject property currently eligible for financing? No		Will minor repairs allow the subject property to be financed? Yes	Will repairs enhance the marketability of the subject property? Neutral	Is the property of average marketable condition for the neighborhood? Yes	
EXTERIOR						
REPAIR TYPE REPAIR COMMENTS AMOUNT						
Painting						
Foundation						
Landscape						
Roof						
Windows						
Other						
Porch						
Cleaning/Trash Removal						
COMPARABLE INFORMATION						
Property Info	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	Listed Comp 1	Listed Comp 2
Address:	369-2 PHILBROOK RD	185 Steele Hill Rd	22 Threshing Mill Rd	3 Main St	9 Hill Rd	167 Weeks Rd
Addressalt:						763 Shaborn Rd
City:	SANBORNTON	Sanbornton	Sanbornton	Tilton	Tilton	Sanbornton
County:	Belknap	Belknap	Belknap	Belknap	Belknap	Belknap
State:	NH	NH	NH	NH	NH	NH
Zip:	03269	03269	03226	03276	03276	03269
Proximity:	2.98	4.49	4.24	0.45	6.03	3.55
Current List Price: \$	\$159,900	\$197,000	\$189,000	\$143,000	\$189,000	\$179,900
Original List Price: \$	\$159,900	\$180,000	\$180,000	\$150,000	\$180,000	\$170,000
Sale Price: \$	\$150,000	\$207,900	\$184,500			
Sale Date:	05/10/2017	07/25/2017	05/31/2001			
Sale Type:	REO	FMV	FMV	FMV	FMV	FMV
Concessions:	5	5	5	0	31	39
DOMs:	10	107	75	24	0	0
Cumulative DOMs:	0	0	0	0	1	1
NumUnits:	1	1	1	1	1	1
Property Type: SFD	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler
Property Style: Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler
Construction: Frame	Frame	Frame	Frame	Frame	Frame	Frame
Condition: Good	Good	Good	Good	Good	Good	Good
Year Built: 1970	1950	1974	1978	1954	1985	1987
View: None	None	Neighborhood	Neighborhood	None	Neighborhood	Neighborhood
Lot Size (in acres): 0.00	1.02	1.91	0.56	0.21	3.75	0.00
Sq Ft above grade: 1660	1550	1500	1640	1640	1632	1472
Total Rooms: 5	6	6	6	7	5	2
Bathrooms: 2	2	2	2	1	1	2
Full Bath: 2	2	2	2	1	1	0
Half Bath: 0	0	0	0	0	0	0
Basement: Full	Full	Full	Full	Full	Full	Full
% Basement Finished: 25.00%	30.00%	40.00%	0.00%	30.00%	0.00%	0.00%
Garage/Carport: Attached 2 Car Garage	Attached 3 Car Garage	Attached 2 Car Garage	Attached 1 Car Garage	Attached 1 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage
Outbuilding: Shed	None	None	Shed	None	Shed	None
Pool/Spa/Fireplace: Not Not/None	Not/Not/None	Not/Not/None	Not/Not/None	Not/Not/None	Not/Not/None	Not/Not/None
Other: \$101	\$101	\$119	\$113	\$82	\$124	\$113
MCS:	4.624475	4.023506	4.019593	4.634903	4.625793	4.684521

<b>Sold Comp 1 Comments:</b> Less living area, 1 more bed room, 1 less garage space. This home is also 20 years older than the subject.							
<b>Sold Comp 2 Comments:</b> This home has a little less living area with one more bed room listed on the MLS. This home has 1 more garage space. The offer or sellers concession on this home was \$10,000 more than the list price.							
<b>Sold Comp 3 Comments:</b> This home is most like the subject on most of the features listed on the MLS. It does have one more bed room. The home is 8 years newer than the subject.							
<b>Listed Comp 1 Comments:</b> Same size living area, less one garage space. This Home is in need of love but with the right person you can make this a bedroom home your.							
<b>Listed Comp 2 Comments:</b> Same size living area, one more garage space, with more land mass. The home is 15 years old younger which makes this							
<b>Listed Comp 3 Comments:</b> Less living space, with much more land mass. This home is also 17 years newer than the subject which makes this superior in condition.							
<b>BROKER COMMENTS</b>							
<b>Subject Comments:</b> The home is in damaged condition from the exterior view with several broken and boarded windows seen from 3 sides. There is a pool and some trash in the yard with bushes starting to overgrow the driveway as home does not look like it's been used in years. Above are the listing and sold comp comments from the MLS which best describe the condition of the property as they are the best descriptor of the comps used in this report.							
<b>Neighborhood Comments:</b> Rural, sound with some 5F residence in the area. The location is 10 minutes to all amenities in the area. The street is paved and publically maintained. Not many homes on the market at this time, and not many REO's.							
<b>Condition/Repairs:</b> Home has broken windows and repairs that are needed from the driveway view. The value that is set will be based on the property in average condition on the interior, however from what I can see the estimated \$10 thousand dollars.							
<b>PRICE OPINION</b>							
Typical Market Time: 6-12 wks	Quick Sale Price: \$129,000	As Is Sale Price: \$159,000	As Is List Price: \$165,000	Repair Estimate: \$5	Quick Sale Repaired Price: \$129,000	Repaired Sale Price: \$159,000	Repaired List Price: \$165,000
Pricing Strategy							
Hard to tell the condition of this home with the damage from the exterior. The damage was discovered by me walking up to the property to gain the photos needed for this report and getting a close up view.							
QC Review							
The subject is a 2 bed 2 bath property with 1600 SF of GLA. The subject was built in 1970. The photos provided by the agent show the home to be in below average condition with signs of deferred maintenance or needed repairs. The reviewer agrees with the agent's As-Is value of \$159,000. The BPO sales and listings are considered the best indicators of the price for the subject.							
Broker's Signature							
04/13/2018							
							
Date							
Broker Address: 366 Lake St, Bristol, NH 03221		Broker Fax:		Broker Email:			

By completing this report, the Broker certifies that they have completed a site inspection of the subject property and that subject photos were taken at the time of inspection.

**DISCLOSURE:** This is a comparative market analysis, not an appraisal, and should not be used for lending purposes. Therefore, it is not intended to be an appraisal of the market value of the property and as such does not comply with USPAP standards. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

Agent Comments	
<p>Listing1, Listing2, Listing3, Sale2 and Sale3 Lot size variance is +/- 20% of the subject lot size. Please explain.</p>	<p>The properties used in this report are the best for this rural location for this timeframe.</p>

Inspection Date 04/19/2018 Address 169-2 PHILBROOK RD, SANBORNTON, NH 03249 Order Number 4845912  
Subject Photos



Subject Front



Subject Front Side 1



Subject Front Side 2



Subject Street Scene 1



Subject Street Scene 2



Subject Address verification

Inspection Date: 04/12/2018 Address: 169-2 PHILBROOK RD, SANBORNTON, NH 03860 Subject: Photos Order Number: 18-45319

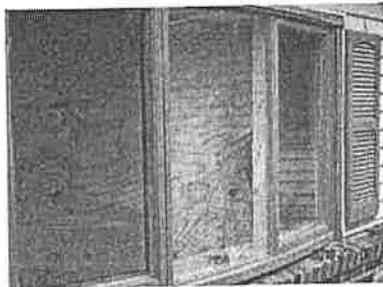


Subject: Street Sign



Subject: Other

Description: damage



Subject: Other

Description: damage

Inspection Date: 04/13/2018 Address: 309-a PHILBROOK RD, SANBORNTON, NH 03269 Order Number: 845312

Comp Photos



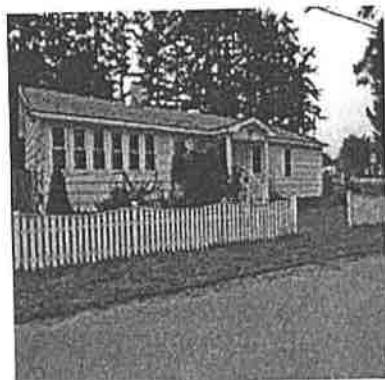
Sold Comp 1



Sold Comp 2



Sold Comp 3



Listing Comp 1



Listing Comp 2



Listing Comp 3

